

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

*Janet Sayre Hoeft, Chair; Dale Weis, Vice-Chair; Don Carroll, Secretary; Paul Hynek, First Alternate;
Randy Mitchell, Second Alternate*

PUBLIC HEARING BEGINS AT **1:00 P.M.** ON JULY 14, 2011, ROOM 205,
JEFFERSON COUNTY COURTHOUSE

CALL TO ORDER FOR BOARD MEMBERS IS AT 9:30 A.M. IN COURTHOUSE
ROOM 203, PRIOR TO THE HEARING

SITE INSPECTION FOR BOARD MEMBERS LEAVES AT 9:45 A.M. FROM
COURTHOUSE ROOM 203, PRIOR TO THE HEARING

1. **Call to Order-Room 203 at 9:30 a.m.**
2. **Roll Call**
3. **Certification of Compliance With Open Meetings Law Requirements**
4. **Review of Agenda**
5. **Approval of May 12, 2011 Meeting Minutes**
6. **Discussion on Zoning Amendments**

7. **Site Inspections – Beginning at 9:45 a.m. and Leaving from Room 203**
V1365-11 – Jason Dey, W5332 Curtis Mill Rd, Town of Jefferson
V1366-11 – Marcus & Tracy Rothmeyer, N953 Vinne Ha Ha Rd, Town of
Koshkonong
V1368-11 – Dennis J Mattila, N8042 CTH Y, Town of Watertown
V1367-11 – Matthew & Nicole Thomas, N6974 Kuhl Rd, Town of Lake Mills

8. **Public Hearing – Beginning at 1:00 p.m. in Room 205**

NOTICE OF PUBLIC HEARING ***JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT***

NOTICE IS HEREBY GIVEN that the Jefferson County Zoning Board of Adjustment will conduct a public hearing at 1:00 p.m. on Thursday, July 14, 2011 in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Matters to be heard are applications for variance from terms of the Jefferson County Zoning Ordinance. No variance may be granted which would have the effect of allowing in any district a use not permitted in that district. No variance may be granted which would have the effect of allowing a use of land or property which would violate state laws or administrative rules. Subject to the above limitations, variances may be granted where strict enforcement of the terms of the ordinance results in an unnecessary hardship and where a variance in the standards will allow the spirit of the ordinance to be observed, substantial justice to be accomplished and the public interest not violated. Based upon the findings of fact, the Board of Adjustment must conclude that: 1) Unnecessary hardship is present in that a literal enforcement of the terms of the ordinance would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such

restrictions unnecessarily burdensome; 2) The hardship is due to unique physical limitations of the property rather than circumstances of the applicant; 3) The variance will not be contrary to the public interest as expressed by the purpose and intent of the zoning ordinance. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** There may be site inspections prior to public hearing which any interested parties may attend; decisions shall be rendered after public hearing on the following:

V1365-11 – Jason Dey: Variance from Sec. 11.07(d)2 of the Jefferson County Zoning Ordinance to allow a garage addition at less than 85 feet from the road centerline and less than 50 feet from the road right-of-way; variance from Sec. 11.09(c) to exceed 50% of the home's fair market value for a second time for the attached garage. The site is at **W5332 Curtis Mill Road** in the Town of Jefferson, on PIN 014-0614-2641-003 (3.81 Acres) in an A-1 Agricultural zone.

V1366-11 – Marcus & Tracy Rothmeyer: Variance from Sec. 11.07(b)1 to allow a detached accessory structure at less than 3 feet to a side property line in a Residential R-2 zone. The site is at **N953 Vinnie Ha Ha Rd** in the Town of Koshkonong, on PIN 016-0513-2434-009 (0.261 Acres).

V1367-11 – Matthew & Nicole Thomas: Variance from Sec. 11.02, "lot" definition and 11.03(g) and 11.03(d)1 for proposed creation of an A-2, Agribusiness zone without access to and frontage on a public road. The site, including an existing building, is near **N6974 Kuhl Road** in the Town of Lake Mills on PIN 018-0713-0431-000 (37.2 Acres) in an A-1, Agricultural zone.

V1368-11 – Dennis J Mattila: Variance from Sec. 11.07(d)2 to allow a structure at less than 110 feet from the centerline and less than 50 feet from the right-of-way of CTH Y. The site is at **N8042 CTH Y** in the Town of Watertown, on PIN 032-0815-3011-001 (6.2 Acres) in an A-3, Rural Residential zone.

9. Decisions on Above Petitions

10. Adjourn

If you have questions regarding these matters, please contact the Zoning Department at 920-674-7113 or 920-674-8638.

The Board may discuss and/or take action on any item specifically listed on the agenda.

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Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so appropriate arrangements can be made.